FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0877/02 Received: 02-AUG-02 Type: FULL

Name: Castle Building Ltd
10 Amsterdam Gardens
Spalding
Lincs
PE11 3HY

Agent: Morley Newborn
16A Portland Estate
Lincoln
LN5 7JX

Description: Proposed residential development to provide 14 semi-detached dwellings with associated car spaces and access road etc

Location : Land off Barge Close Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented

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satisfactorily.

4 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

5 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

6 Before any development is commenced the existing commercial buildings on the site shall be demolished and the rubble cleared from the site.

Reason: To ensure a satisfactory development.

7 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

8 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains

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access from, has been constructed.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

9 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

10 Before development commences details of a Contaminated Land Risk Assessment shall be carried out in accordance with the provisions of the Environmental Protection Act Part II A. The report of the findings of the investigations shall be submitted to and approved in writing by the Local Planning Authority before development of the site commences. Any remedial works identified by the Assessment shall be carried out prior to occupation of ay property.

Reason: In the interests of protecting the amenities of future occupiers of this site from risks to their health from contamination in the ground.

Note(s):

The determined plans are:
Site plan and dwg nos. 1699.01.11, .12, .13, .14, .15, .16 and 11361 received 26 July 2002.
Dwg no. 1699.01.10A received 2 December 2002.

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Head of Planning & Development
17 FEB 2003

H16/0877/02

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0877/02 Received: 02-AUG-02 Type: FULL

Name: Castle Building Ltd
10 Amsterdam Gardens
Spalding
Lincs
PE11 3HY

Agent: Morley Newborn
16A Portland Estate
Lincoln
LN5 7JX

Description: Proposed residential development to provide 14 semi-detached dwellings with associated car spaces and access road etc

Location : Land off Barge Close Spalding

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Before the development hereby permitted is commenced details of the type and colour of the

materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

5 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

6 Before any development is commenced the existing commercial buildings on the site shall be demolished and the rubble cleared from the site.

Reason: To ensure a satisfactory development.

7 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

8 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

9 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out

before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

10 Before development commences details of a Contaminated Land Risk Assessment shall be carried out in accordance with the provisions of the Environmental Protection Act Part II A. The report of the findings of the investigations shall be submitted to and approved in writing by the Local Planning Authority before development of the site commences. Any remedial works identified by the Assessment shall be carried out prior to occupation of ay property.

Reason: In the interests of protecting the amenities of future occupiers of this site from risks to their health from contamination in the ground.

Note(s):

The determined plans are:
Site plan and dwg nos. 1699.01.11, .12, .13, .14, .15, .16 and 11361 received 26 July 2002.
Dwg no. 1699.01.10A received 2 December 2002.

Head of Planning & Development
14 FEB 2003

H16/0877/02

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Director of Corporate Services

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Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H16/0359/03 Received: 19-MAR-03 Type: CONDITION COMPLIANCE

Name: Castle Building Limited
Yew Tree House
47 Old Fendike Road
Weston Hills
Spalding, Lincs. PE12 6DO

Agent: Morley Newborn
16A Portland Estate
Lincoln
LN5 7JX

Description: Details of materials, roads, footways & surface water disposal (Conditions 4, 7 & 9 of H16/0877/02)

Location : Land off Barge Close Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
Dwg no. 1699.01.22 and Plan A received 19 March 2003.

The applicant is advised that as the access road, footpaths and parking areas are not intended to be adopted, then any future owners/occupiers should be made aware of potential maintenance responsibilities.

Head of Planning & Development
29-APR-03

H16/0359/03

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Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H16/0390/03 Received: 26-MAR-03 Type: CONDITION COMPLIANCE

Name: Castle Building Limited
Yew Tree House
47 Old Fendike Road
Weston Hills
Spalding Lincs PE12 6DO

Agent: Morley Newborn
16A Portland Street
Lincoln
LN5 7JX

Description: Details of landscaping/tree planting (Condition 2 of H16/0877/02)

Location : Land off Barge Close/Commercial Road Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
Dwg no. 1699.01.10B received 26 March 2003.

Head of Planning & Development
24-APR-03 H16/0390/03

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Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Approval required by Condition of Permission

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Reference: H16/0998/03 Received: 11-AUG-03 Type: CONDITION COMPLIANCE

Name: Castle Building
24 Commercial Road
Spalding
Lincs

Agent: Pre-Construct Archaeology
Unit G
William Street Business Park
Saxilby
Lincoln LN1 2LP

Description: Report following Archaeological Watching Brief (Condition 5 of H16/0877/02)

Location : Barge Close Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
Archaeological Watching Brief Report received 11 August 2003.

Head of Planning & Development
19-SEP-03

H16/0998/03

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.